Importance: Normal

From: Clark County [Clarkcounty-accela@clarkcountynv.gov]

Sent: 10/19/2024 21:13:06

To: Raymond Todd Stratton [toddstratton63@gmail.com]; smacias@tce-lv.com; jthomason@tce-lv.com

Cc: margoth.tello@clarkcountynv.gov; dagney.stapleton@clarkcountynv.gov; sarahy@clarkcountynv.gov

Bcc

Title: APR-24-101114 Cactus and Buffalo Planning 1st Review- 4th Email

Attachment(s): --Landscape Plan - redlines as of 10.17.24--.pdf(7.31 MB)

Content:

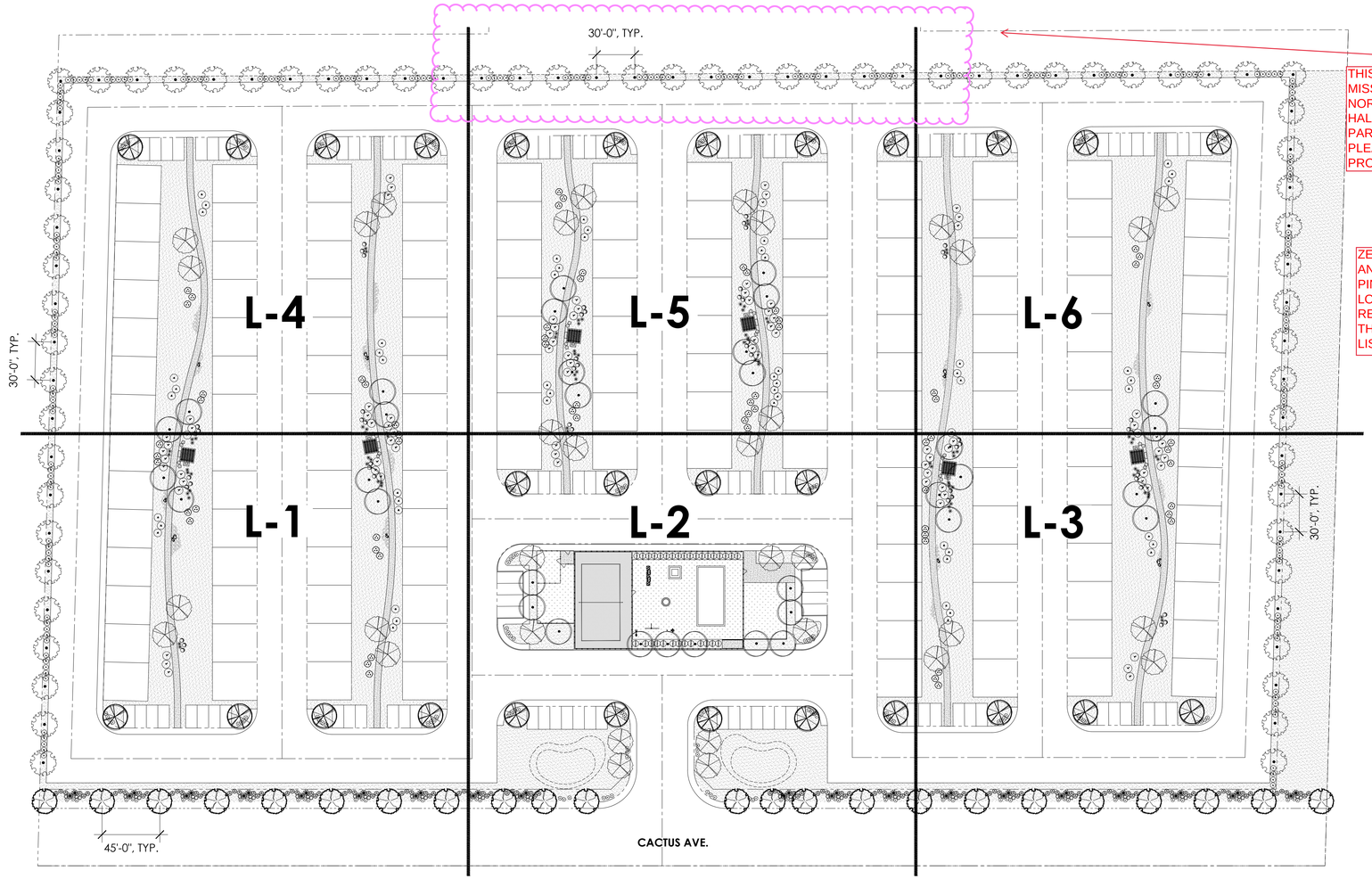
Hello,

Please see the attached landscape plan redlines.

Sincerely,

Jillee Opiniano-Rowland
Assistant Planning Manager
|| Clark County Current Planning and Zoning ||
500 S. Grand Central Parkway Las Vegas, NV 89115
Phone: 702-455-3132
E-mail: Jillee.opiniano@clarkcountynv.gov

Comments:
Event:
Status: Sent



THIS PLAN IS MISSING THE NORTHERN HALF OF THE PARCEL. PLEASE PROVIDE.

PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	SIZE	QTY.
	JAPANESE ZELKOVA Zelkova serrata	24" Box	23
	MEXICAN SYCAMORE Platanus mexicanum	24" Box	34
	CHINESE PISTACHE Pistacia chinensis	24" Box	33
	SHOESTRING ACACIA Acacia stenophylla	24" Box	28
	MONDELL PINE Pinus Eldarica	24" Box	69

ZELKOVA SERRATA AND MONDELL PINES ARE NO LONGER RECOMMENDED BY THE SNWA PLANT LIST.

INCLUDE THE CALIPER, HEIGHT, AND MATURITY. COPY THE FORMAT OF TABLE 30.04-1

SHRUBS		
DWARF COYOTE BUSH Baccharis pilularis 'Pigeon Point'	5 Gal.	84
THUNDER CLOUD TEXAS RANGER Leucophyllum candidum 'Thunder Cloud'	5 Gal.	54
BAJA FAIRY DUSTER Calliandra californica	5 Gal.	54
GOPHER PLANT Euphorbia rigida	5 Gal.	24
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RUSSIAN SAGE Perovskia atriplicifolia	5 Gal.	78
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GREEN DESERT SPOON Dasylirion acrotriche	5 Gal.	38
DEER GRASS Muhlenbergia rigens	5 Gal.	57
BUSH MORNING GLORY Convolvus cneorum	5 Gal.	203

MATERIALS

- 7/8" Minus Apache Gold - Kalamazoo Materials
- 1"-4" Screened Apache Gold- Kalamazoo Materials
- Standard Concrete
- Sod, Hybrid Bermuda Tiffway 419 or Equal
- Play Sand

PLANTING REQUIREMENTS

C.C TITLE 30.64 Site Landscape and Screening Standards
Table 30.64-1 Single Family Residential Screening and Landscape Buffer Requirements

DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE BUFFER		
CACTUS AVE. 1- LARGE 24-INCH BOX TREE /45 L.F	1010 LF/45 LF= 22.44 TREES	23 TREES
ADJACENT TO A LESS INTENSIVE USE - LARGE 24-INCH BOX EVERGREEN TREE /30 L.F (WEST PROPERTY)	559 LF/30 LF= 18.63 TREES	19 TREES
ADJACENT TO A LESS INTENSIVE USE - LARGE 24-INCH BOX EVERGREEN TREE /30 L.F (NORTH PROPERTY)	1010 LF/30 LF= 33.66 TREES	34 TREES
ADJACENT TO A LESS INTENSIVE USE - LARGE 24-INCH BOX EVERGREEN TREE /30 L.F (EAST PROPERTY)	559 LF/30 LF= 18.63 TREES	19 TREES
SHRUBS COVERAGE OF 50% OF REQUIRED LANDSCAPE AREA	19961 SF x .5 = 9,980.5 SF	4,940 SF
PARKING AREA		
PARKING LOT LANDSCAPE 1 MEDIUM TREE/ PER 4 STALLS 4 5-GAL SHRUB/ PER REQUIRED TREE	100 STALLS/4 STALLS= 25 TREES 25 TREES x 4 SHRUBS= 100 SHRUBS	32 TREES 100 SHRUBS

PLEASE REFER TO THE NEW TITLE 30 STANDARDS.

1 LARGE TREE SPACED EVERY 30 FEET, ALONG CACTUS AVE. WE NEED A 10 FOOT WIDE L/S AREA BEHIND THE SIDEWALK SINCE THE SIDEWALK WILL REMAIN. NEED 3 SHRUBS IN BETWEEN.

A WAIVER WILL BE REQUESTED TO KEEP THE SIDEWALK WHERE DETACHED IS NOW REQUIRED PER CODE, REGARDLESS OF THE ATTACHED S/W IS EXISTING.

NOT REQUIRED PER NEW CODE. HOWEVER, I HIGHLY RECOMMEND KEEPING THIS.

THIS IS SUPPOSED TO BE 1 TREE EVERY 6 SPACES (NOTHING IN BETWEEN). A variation from the street or parking lot landscaping tree placement may be considered if the required number of trees are provided and shading and coverage requirements are met.

PROJECT DATA TABLE:

APN
CURRENT ZONING
PROPOSED ZONING

NOTES:

- ALL TREE'S SHALL BE PLANTED
- ANY TREE'S PLANTED WITHIN 6 DEEP BY 10' LONG.
- DRAINAGE PATH TO BE MAINTAINED TO FLOW AWAY FROM ALL PROPERTY LINE WALLS AND HOME, TOWARDS EACH SIDE YARD AND OUT TOWARDS THE STREET.
- ALL GROUND COVER ROCK MATERIAL SHALL BE SCREENED AND WASHED W/ MINIMUM DEPTH OF 2".
- ALL BOULDERS SHALL BE AT LEAST 1/3 THEIR OVERALL DEPTH.

NORTH

SCALE: 1" = 50'-0"

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
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1-702-227-2929

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OFFICE: 702-220-5621
FAX: 702-851-7941

MTNS. EDGE HOUSING
KAVINSON HOMES LLC
LAS VEGAS, NEVADA

LANDSCAPE PLAN

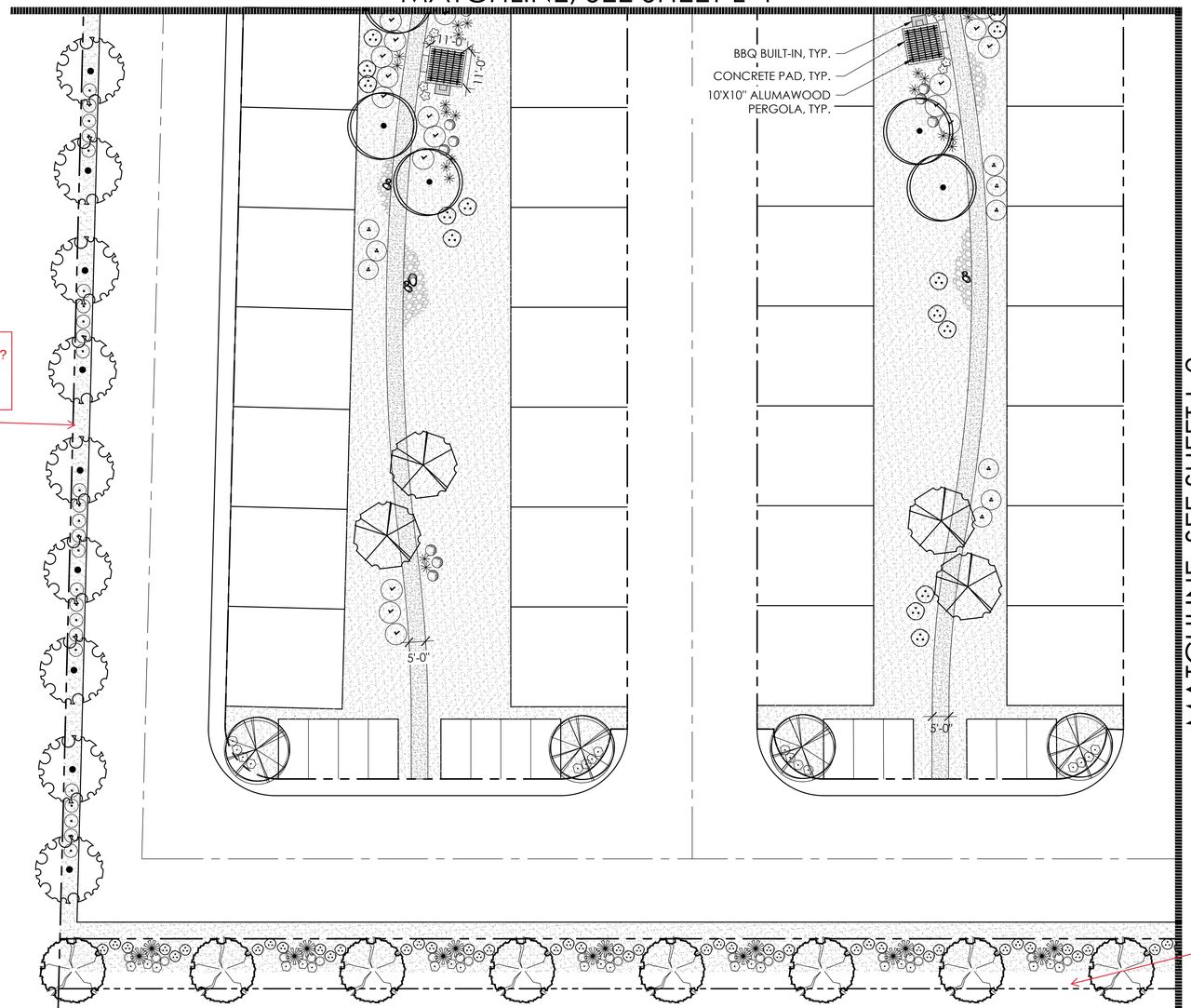
Drawn by: JME

Salesperson: SH

Date: 6-18-21

L-1

MATCHLINE, SEE SHEET L-4



MATCHLINE, SEE SHEET L-2

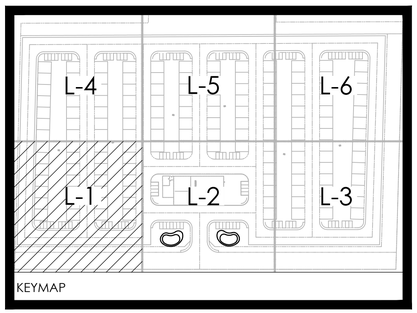
HOW WIDE IS THE LS STRIP? WHAT IS THE TREE SPACING?

CLEARLY CALLOUT:

1. PROPERTY LINE
2. EXISTING SIDEWALK
3. SITE VISIBILITY ZONE
4. 10 FOOT WIDE L/S STRIP BEHIND THE SIDEWALK

PROVIDE ENTIRE STREET LENGTH DIMENSION FOR CACTUS AVE.
OF TREES REQUIRED/ # OF TREES PROVIDED.

-SHOW DIMENSION OF TREE SPACING- 30' O.C. FOR LARGE TREES, 20 ' (MED.), 10' (LG).
-SHOW SITE VISIBILITY ZONES
-



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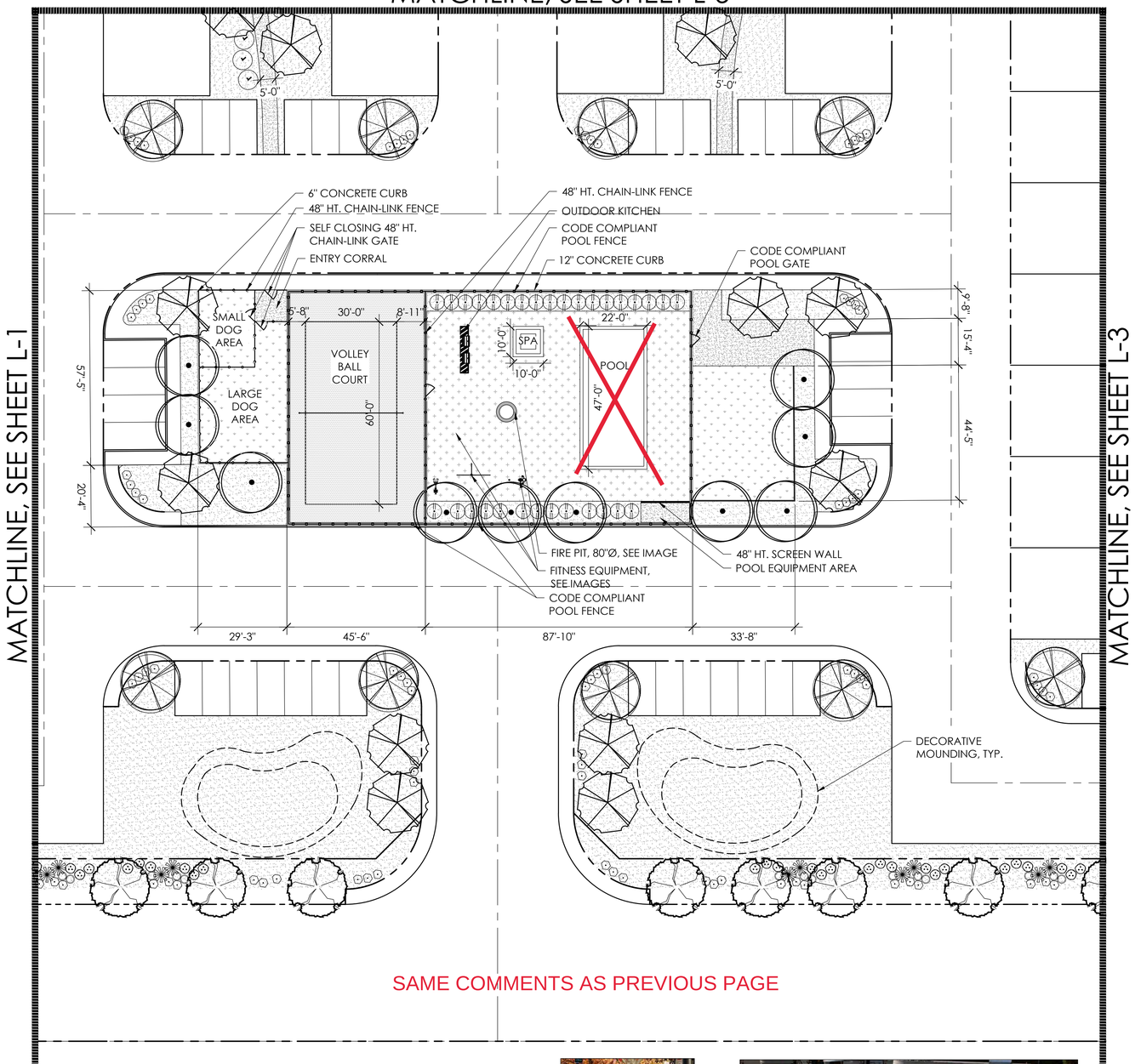
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MTNS. EDGE HOUSING
KAVINSON HOMES LLC
LAS VEGAS, NEVADA

LANDSCAPE PLAN

Date: 6-18-21 Drawn by: JME Salesperson: SH

L-1



SAME COMMENTS AS PREVIOUS PAGE



SQUAT PRESS



ASSISTED ROW | PUSH-UP BAR



CHEST & BACK PRESS

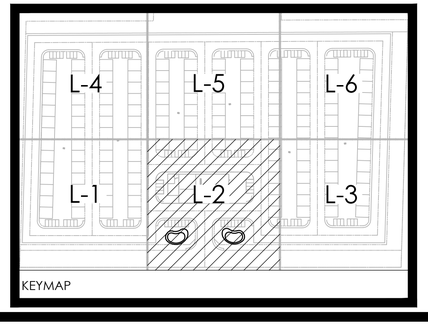
1 FITNESS EQUIPMENT

Scale: NTS



2 FIRE PIT

Scale: NTS



KEYMAP

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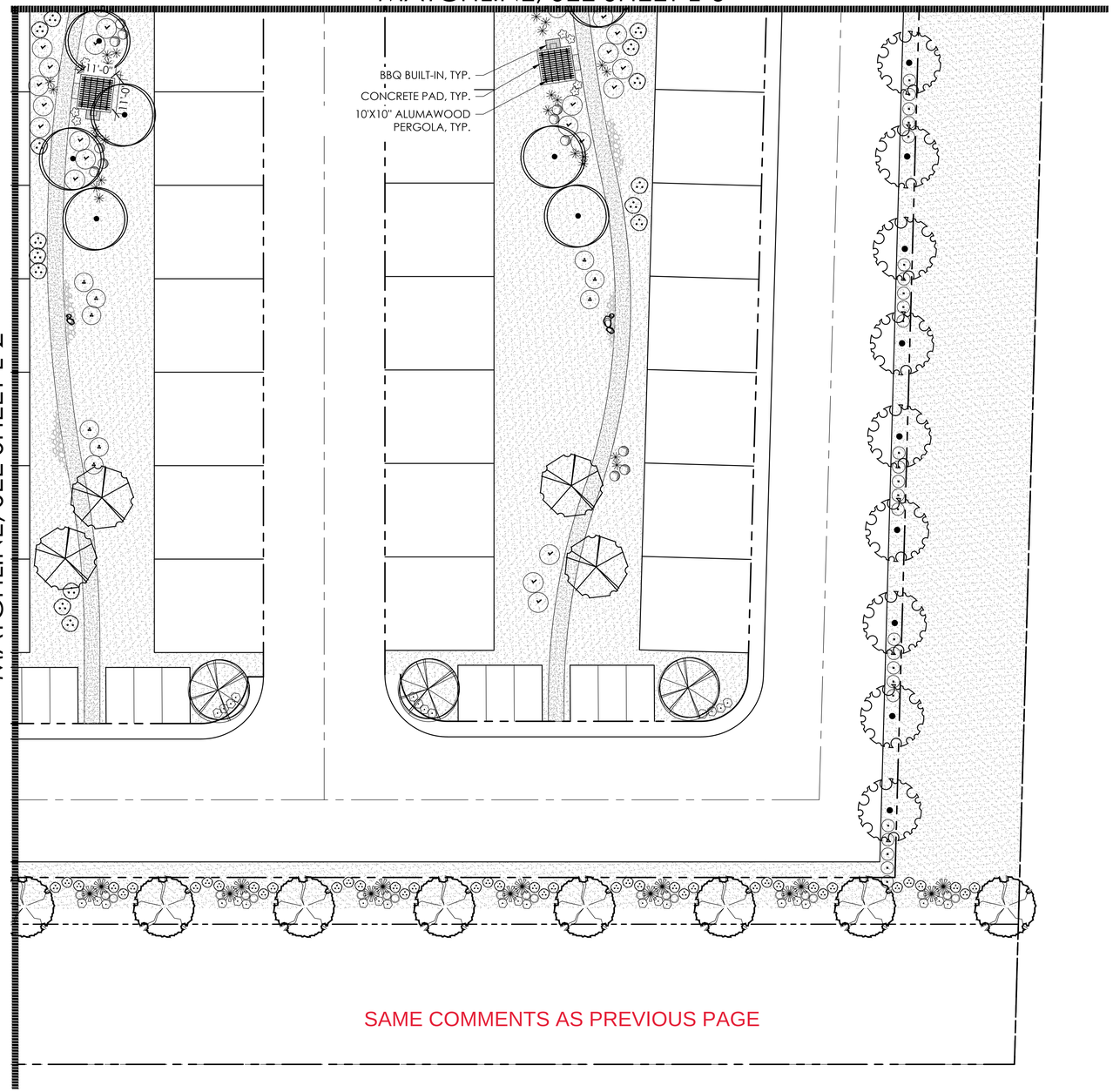
LANDSCAPE PLAN

Date: 6-18-21
Drawn by: JME
Salesperson: SH

L-2

MATCHLINE, SEE SHEET L-6

MATCHLINE, SEE SHEET L-2



SAME COMMENTS AS PREVIOUS PAGE

SHOW THE EXISTING MEANDERING WALKING PATH ALONG THE EAST PL. SHOULD BE SHEET L-3 AND L-6.

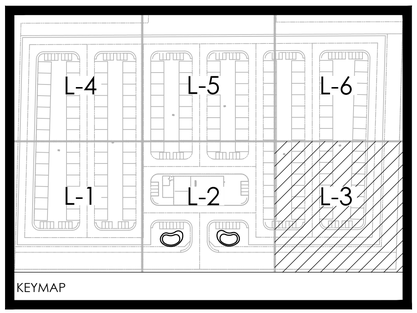
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KEYMAP

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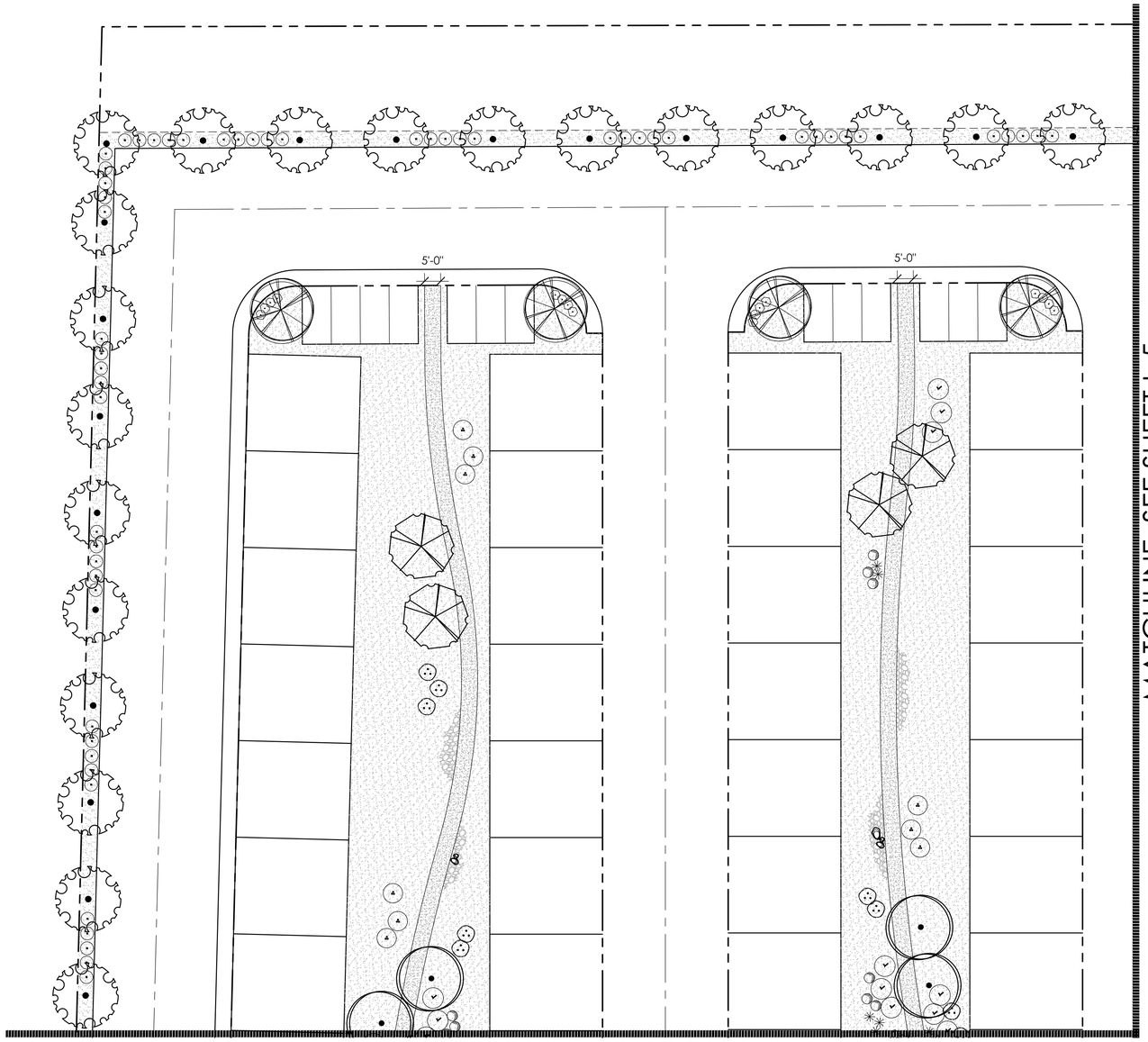
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LANDSCAPE PLAN

Date: 6-18-21
Drawn by: JME
Salesperson: SH

L-3



MATCHLINE, SEE SHEET L-5

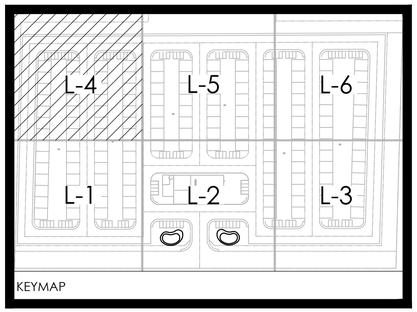
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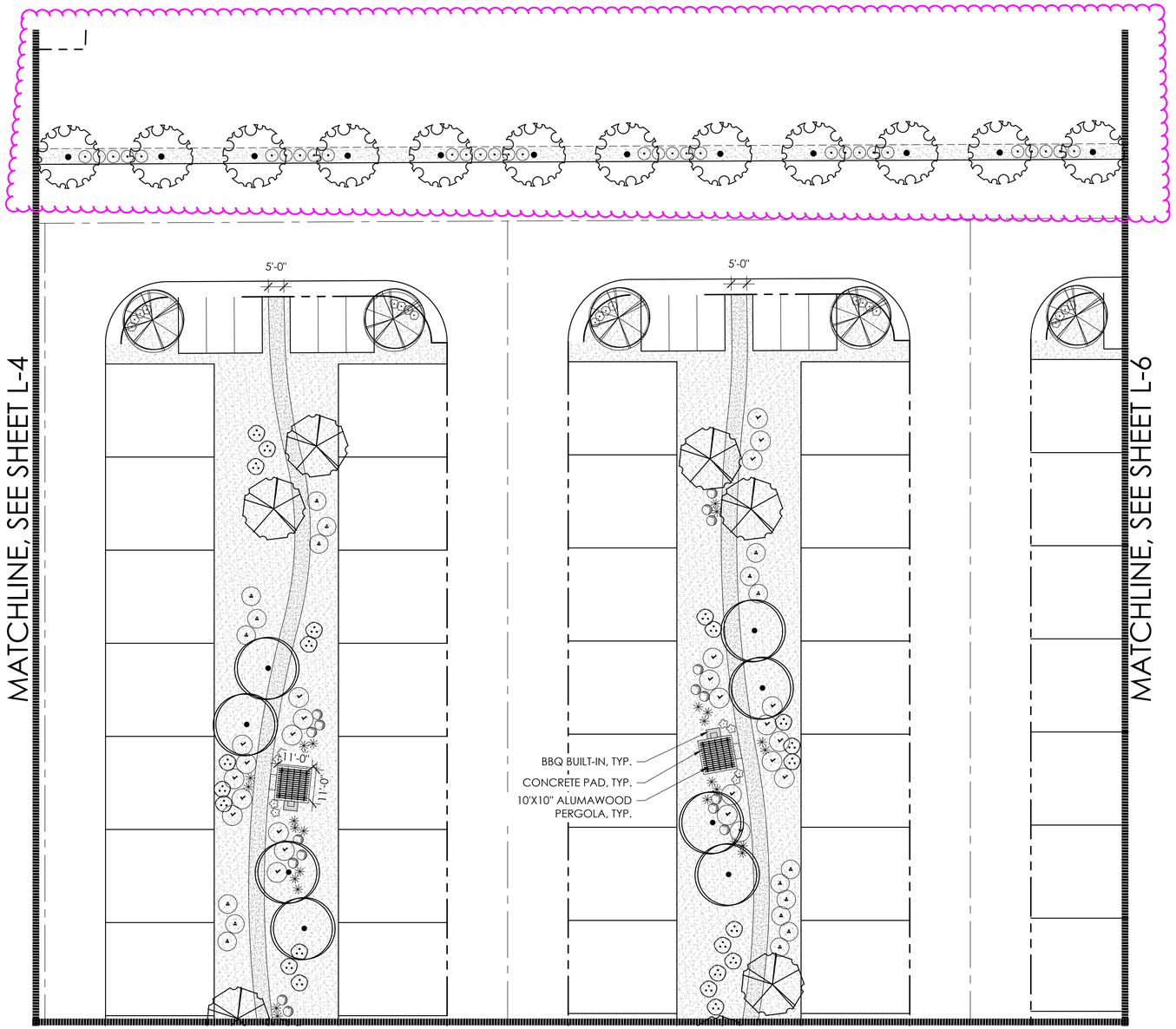
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L-4



REVISE TO INCLUDE NORTH PORTION.

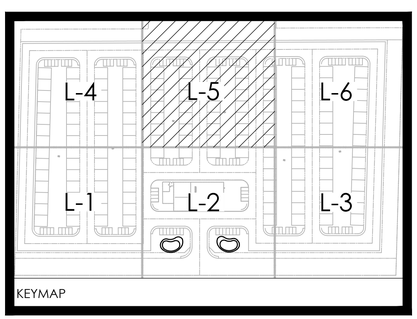
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SAM HAMMOND
SIGN:

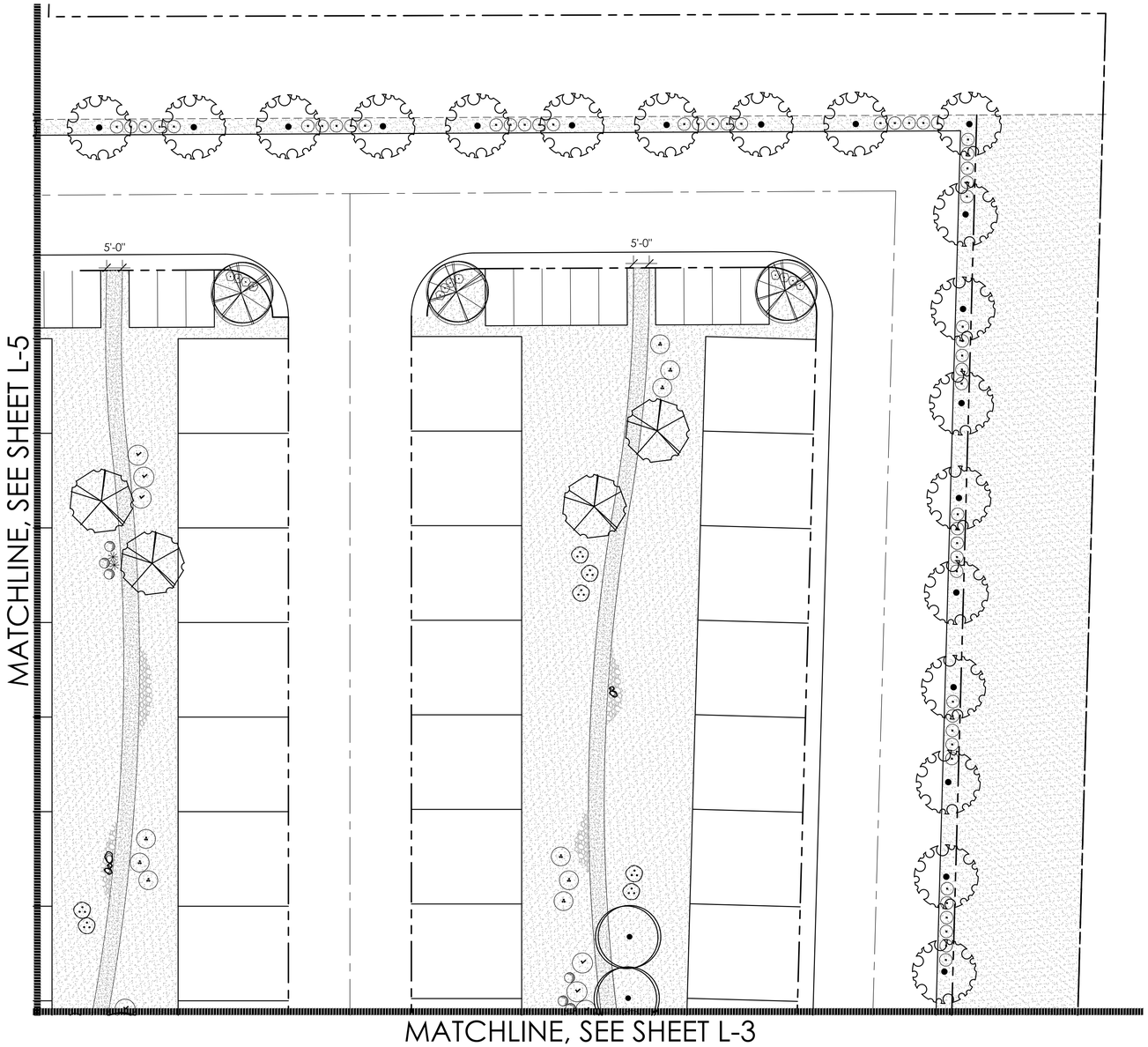
GTI
1220 S. COMMERCE ST. #120
LAS VEGAS, NV. 89102
OFFICE: 702-220-5621
FAX: 702-851-7941

MTNS. EDGE HOUSING
KAVINSON HOMES LLC
LAS VEGAS, NEVADA

LANDSCAPE PLAN

Date: 6-18-21
Drawn by: JME
Salesperson: SH

L-5



PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	SIZE	QTY.
	JAPANESE ZELKOVA Zelkova serrata	24" Box	23
	MEXICAN SYCAMORE Platanus mexicanum	24" Box	34
	CHINESE PISTACHE Pistacia chinensis	24" Box	33
	SHOESTRING ACACIA Acacia stenophylla	24" Box	28
	MONDELL PINE Pinus Eldarica	24" Box	69

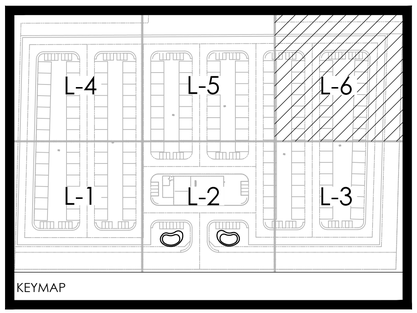
SHRUBS			
	DWARF COYOTE BUSH Baccharis pilularis 'Pigeon Point'	5 Gal.	84
	THUNDER CLOUD TEXAS RANGER Leucophyllum candidum 'Thunder Cloud'	5 Gal.	54
	BAJA FAIRY DUSTER Calliandra californica	5 Gal.	54
	GOPHER PLANT Euphorbia rigida	5 Gal.	24
	Texas ranger Leucophyllum Frutescens 'Compacta'	5 Gal.	180
	RUSSIAN SAGE Perovskia atriplicifolia	5 Gal.	78
	RIO BRAVO TEXAS RANGER Leucophyllum langmaniae 'Rio Bravo'	5 Gal.	187
	GREEN HOPSEED BUSH Dodonaea viscosa	5 Gal.	32
	GREEN DESERT SPOON Dasylirion acrotriche	5 Gal.	38
	DEER GRASS Muhlenbergia rigens	5 Gal.	57
	BUSH MORNING GLORY Convolvus cneorum	5 Gal.	203

MATERIALS

- 7/8" Minus Apache Gold - Kalamazoo Materials
- 1"-4" Screened Apache Gold- Kalamazoo Materials
- Standard Concrete
- Sod, Hybrid Bermuda Tiffway 419 or Equal
- Play Sand

NOTES:

- ALL TREE'S SHALL BE PLANTED A MINIMUM OF 3' FROM WALL AND/ OR HARDSCAPE & STRUCTURES.
- ANY TREE'S PLANTED WITHIN 6' OF WALLS AND/ OR HARDSCAPE SHALL BE INSTALLED W/ ROOT BARRIERS, 24" DEEP BY 10' LONG.
- DRAINAGE PATH TO BE MAINTAINED TO FLOW AWAY FROM ALL PROPERTY LINE WALLS AND HOME, TOWARDS EACH SIDE YARD AND OUT TOWARDS THE STREET.
- ALL GROUND COVER ROCK MATERIAL SHALL BE SCREENED AND WASHED W/ MINIMUM DEPTH OF 2".
- ALL BOULDERS SHALL BE AT LEAST 1/3 THEIR OVERALL DEPTH.



NORTH

SCALE: 1" = 20'-0"

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 or 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
1-702-227-2929

GTI
LICENSE C-10#75750
UNLIMITED

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